

RESOLUTION NO. 20430

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A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVERSIDE, CALIFORNIA, AMENDING THE SYCAMORE CANYON BUSINESS PARK SPECIFIC PLAN, THE SYCAMORE HIGHLANDS SPECIFIC PLAN AND THE LAND USE ELEMENT OF THE RIVERSIDE GENERAL PLAN WITH REGARD TO APPROXIMATELY 25.6 VACANT ACRES LOCATED ON THE EASTERLY SIDE OF SYCAMORE CANYON BOULEVARD, OF WHICH 9 ACRES, LOCATED AT THE SOUTHEAST CORNER OF SYCAMORE CANYON BOULEVARD AND BOX SPRINGS BOULEVARD, ARE BEING REMOVED FROM THE INDUSTRIAL BUSINESS PARK (IBP) LAND USE DESIGNATION AND THE SYCAMORE CANYON BUSINESS PARK SPECIFIC PLAN AND PLACED IN THE RETAIL BUSINESS AND OFFICE (CBO) LAND USE DESIGNATION AND INTO THE SYCAMORE HIGHLANDS SPECIFIC PLAN; AND OF WHICH 16.6 ACRES, LOCATED ON THE EASTERLY SIDE OF SYCAMORE CANYON BOULEVARD AND NORTHERLY OF BOX SPRINGS BOULEVARD, ARE BEING ADDED TO THE SYCAMORE HIGHLANDS SPECIFIC PLAN AND OF WHICH 9.3 ACRES OF THE 16.6 ACRES, LOCATED AT THE NORTHEAST CORNER OF SYCAMORE CANYON BOULEVARD AND BOX SPRINGS BOULEVARD, ARE BEING REMOVED FROM THE INDUSTRIAL BUSINESS PARK (IDP) LAND USE DESIGNATION AND ARE BEING PLACED INTO THE RETAIL BUSINESS AND OFFICE (CBO) LAND USE DESIGNATION.

WHEREAS an application was submitted to the City of Riverside designated as Case SP-001-023 to amend the Sycamore Canyon Business Park Specific Plan , the Sycamore Highlands Specific Plan and the Land Use Element of the Riverside General Plan with regard to approximately 25.6 vacant acres located on the easterly side of Sycamore Canyon Boulevard, of which 9 vacant acres at the southeast corner of Sycamore Canyon Boulevard and Box Springs Boulevard are being removed from the Industrial Business Park (IBP) land use designation and the Sycamore Canyon Business Park Specific Plan and placing said property into the Retail Business and Office (CBO) land use designation, and into the Sycamore Highlands Specific Plan; and of which 16.6 acres, located on the easterly side of Sycamore Canyon Boulevard and northerly of Box Springs Boulevard, are being added to the Sycamore Highlands Specific Plan, 9.3 acres of those 16.6 acres located at the northeast corner of Sycamore Canyon Boulevard and Box Springs Boulevard, are being removed from the Industrial Business Park (IBP) land use designation and being placed into the Retail Business and Office (CBO); and

WHEREAS, the Planning Commission of the City of Riverside, California, advertised for and held a public hearing on September 6, 2002, to consider the proposed amendments to the

1 Sycamore Canyon Business Park Specific Plan, the Sycamore Highlands Specific Plan and the
2 Land Use Element of the General Plan (Case SP-001-023) and recommended to the City Council
3 that the amendment be approved to change the land use designation from the Industrial Business
4 Park (IBP) land use designation and placing the subject property into the Retail Business and
5 Office (CBO) land use designations and into the Sycamore Highlands Specific Plan, and removing
6 approximately 9 acres from the Sycamore Canyon Business Park Specific Plan and adding said
7 property to the Sycamore Highlands Specific Plan and that the approval of Case SP-001-023 will
8 not have a significant effect on the environment; and

9 WHEREAS, the City Council of the City of Riverside advertised for and held a public hearing
10 on October 3, 2002, to consider case SP-001-023; and

11 WHEREAS, the City Council received and considered the reports and recommendations from
12 the Planning Commission and all other testimony, whether written or oral, presented at the public
13 hearing;

14 NOW, THEREFORE, BE IT RESOLVED, FOUND AND DETERMINED by the City
15 Council of the City of Riverside, California, as follows:

16 Section 1: It is in the public interest to amend the Sycamore Highlands Specific Plan and the
17 Land Use Element of the Riverside General Plan as more particularly described below.

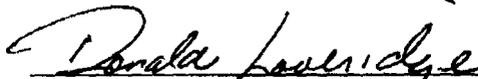
18 Section 2: It is the independent judgment of the City Council of the City of Riverside that the
19 amendment will not have a significant effect on the environment and that a Mitigated Negative
20 Declaration be adopted and all identified mitigation measures shall be required for the project.

21 Section 3 The Sycamore Canyon Business Park Specific Plan, the Sycamore Highlands
22 Specific Plan and the Land Use Element of the General Plan are hereby amended by placing the
23 approximately 25.6 vacant acres located on the easterly side of Sycamore Canyon Boulevard, as
24 shown on Exhibit A, which is attached hereto and incorporated herein by this reference, into the
25 Sycamore Highlands Specific Plan and into the Retail Business and Office (CBO) land use
26 designation and removing approximately 16.6 acres of the subject property from the Industrial
27 Business Park (IDP) land use designation and removing approximately 9 acres from the

1 Sycamore Canyon Business Park Specific Plan.

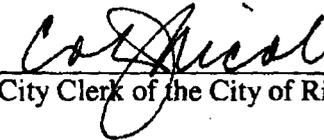
2 Section 4: The amendment adopted by this resolution shall be noted on the maps of the
3 Sycamore Canyon Business Park Specific Plan, the Sycamore Highlands Specific Plan and the
4 Land Use Element of the General Plan.

5 ADOPTED by the City Council and signed by the Mayor and attested by the City Clerk
6 this 27th day of May, 2003.



Mayor of the City of Riverside

8 Attest:

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City Clerk of the City of Riverside

12 I, Colleen J. Nicol, City Clerk of the City of Riverside, California, hereby certify that the
13 foregoing resolution was duly and regularly introduced and adopted at a meeting of the City
14 Council of said City at its meeting held on the 27th day of May, 2003, by the following vote, to
15 wit:

16 Ayes: Councilmembers Beaty, Moore, Defenbaugh, Schiavone, Adkison, Hart, and Pearson

17 Noes: None

18 Absent: None

19 IN WITNESS WHEREOF I have hereunto set my hand and affixed the official seal of the City
20 of Riverside, California, this 27th day of May, 2003.

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City Clerk of the City of Riverside

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26 CA: 02-2582/05/16/03

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